

089.0

0003

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,382,700 / 1,382,700

USE VALUE: 1,382,700 / 1,382,700

ASSESSED: 1,382,700 / 1,382,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		ROCKLAND AVE, ARLINGTON

OWNERSHIP

Unit #: _____

Owner 1: ZHANG PINGGAO

Owner 2: YANG JENNY ZHI

Owner 3: _____

Street 1: 5 ROCKLAND AVE

Street 2: _____

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____ Own Occ: Y
Postal: 02474 Type: _____**PREVIOUS OWNER**

Owner 1: DEVITT NIALL & SARA -

Owner 2: -

Street 1: 5 ROCKLAND AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____
Postal: 02474**NARRATIVE DESCRIPTION**

This parcel contains 13,616 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2013, having primarily Clapboard Exterior and 3574 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13616		Sq. Ft.	Site		0	70.	0.61	5									579,935						579,900	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							56334
							GIS Ref
							GIS Ref
							Insp Date
							05/20/14

USER DEFINED

Prior Id # 1:	56334
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	21:52:31
PRINT	
LAST REV	
CivilDistrict:	
Ratio:	

Parcel ID 089.0-0003-0004.0

!7211!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	802,900	0	13,616.	579,900	1,382,800	1,382,800	Year End Roll	12/18/2019
2019	101	FV	611,800	0	13,616.	588,200	1,200,000	1,200,000	Year End Roll	1/3/2019
2018	101	FV	611,800	0	13,616.	439,100	1,050,900	1,050,900	Year End Roll	12/20/2017
2017	101	FV	611,800	0	13,616.	397,700	1,009,500	1,009,500	Year End Roll	1/3/2017
2016	101	FV	629,700	0	13,616.	381,100	1,010,800	1,010,800	Year End	1/4/2016
2015	101	FV	614,500	0	13,616.	323,100	937,600	937,600	Year End Roll	12/11/2014
2014	101	FV	539,200	0	13,616.	306,500	845,700	845,700	Year End Roll	12/16/2013
2013	132	FV		0	9,143.	36,700	36,700	36,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEVITT NIALL &	70364-526		12/11/2017		1,301,000	No	No		
BILL MARCO H,	65841-497		7/31/2015		1,200,000	No	No		
HILL PARK CIRCL	62741-12		10/4/2013		1,010,000	No	No		
BAYNES WILLIAM	60678-137		12/7/2012	Private	250,000	No	No	N	
	10990-3		11/22/1965						

PAT ACCT.

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ekelly

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
4/17/2013	556	New Buil	239,000	C					1/31/2018	Mail Update	EMK	Ellen K											
3/15/2013	351	Foundati	10,000						1/30/2018	SQ Returned	EMK	Ellen K											
									5/20/2014	Measured	PC	PHIL C											
									7/22/2013	Meas/Inspect	JBS	JOHN S											
									4/3/2013	Info Fm Plan	BR	B Rossignol											
									1/24/2000	Vacant Lot	163	PATRIOT											
									1/1/1919														

Sign:

VERIFICATION OF VISIT NOT DATA

____/____/____

